

Minutes of the Ward County Planning Commission

September 17, 2020

The meeting of the Ward County Planning Commission was called to order at 7:00 PM. by Chairman Koop with Commissioners Evan, Fjeldahl, Hanson, Heller, Livingston, Podrygula and Walter present. Also present were Planning & Zoning Administrator Doug Diedrichsen, John Gonzales and Secretary Tiffany Grosche.

Moved by Comm. Hanson, seconded by Comm. Heller to approve the Planning and Zoning Commission meeting minutes from August 20 2020. Roll call; all voted yes; motion carried.

1. Johnathan Brite

Application for a Plat for the following described property:

Proposed Outlot 3 SW4NW4;21-156-83

The applicant is proposing to parcel Outlot 3; 15.17 acres. This Outlot is for future residential purposes. Eureka Township zoning applies with no recommendation received from the township. The proposed Outlot meets the minimum lot size zoning requirements in Eureka Township.

Mr. Diedrichsen informed the Commission originally staff recommended approval, but currently they are recommending to table the plat. Mr. Diedrichsen received a call from the Chairman of Eureka Township Jared Lochthowe to inform Mr. Diedrichsen the Township only maintains the road ½ mile west of the section line. Planning & Zoning Commission approved Outlot 2 on July 7, 2020 based on the Township Maintenance report claiming roadway as maintained miles.

Moved by Comm. Evans, seconded by Comm. Podrygula to defer the approval of the plat application for Johnathan Brite to allow staff time to meet with State's Attorney Roza Larson and Highway Engineer Dana Larsen.

A brief discussion was held.

Roll call; all voted yes; motion carried.

2. Steve Weber

Application for a Plat for the following described property:

Proposed Outlot 5 NE4SE4 & SE4SE4; 11-152-82.

The applicant is proposing to parcel Outlot 5; 44.86 acres. This outlot is for future agricultural purposes. Newman Township zoning applies and township is recommending approval. The proposed outlot meets the minimum lot size zoning requirements in Newman Township. Staff recommends approval base on the findings of fact and recommendations from the Water Board and County Highway Department.

Moved by Comm. Walter, seconded by Comm. Heller to approve the plat application for Steve Weber based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

3. Leo Schmidt

Application for a Plat for the following described property:

Proposed Outlot 2 NE4NW4; 33-154-82.

The applicant is proposing to parcel Outlot 2; 6.37 acres. This outlot is for future residential purposes. Ward County zoning applies with McKinley Township recommending approval. The proposed outlot meets the zoning requirements in the Ward County rural district. Staff recommends approval based on the findings of fact and recommendations from the Water Board and County Highway Department.

Moved by Comm. Walter, seconded by Comm. Fjeldahl to approve the plat application for Leo Schmidt based on findings of fact and staff recommendations. Roll call; all voted yes; motion carried.

Mr. Diedrichsen informed the Commission, County Consultant Joel Quanbeck from KLJ would like to meet with the Commission to begin reviewing the re-writing of the County Ordinances. Mr. Quanbeck is requesting the Commission reserve 3-4 hours for this meeting.

Moved by Comm. Walter, seconded by Comm. Heller to have Joel Quanbeck attend the October 15th, 2020 regular Planning and Zoning meeting beginning at 6:00 PM and limit the time to 3 hours. Roll call; all voted yes; motion carried.

Moved by Comm. Walter, seconded by Comm. Fjeldahl to hold a special meeting of the Planning and Zoning Commission to continue the discussion for re-writing of the County Ordinances on October 29, 2020 at 6:00 PM with a 3-hour time limit. Roll call; all voted yes; motion carried.

There being no further business, the meeting was adjourned at 7:42 PM.

Chairperson, Ward County Planning Commission

Attest:

Ward County Auditor, Secretary